



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMITTEE MEETING

October 1, 2012
1210-DP-12 / 1210-SIT-08 / 1210-SPP-06
Exhibit 1

Petition Number: 1210-DP-10 / 1210-SIT-08 / 1210-SPP-06

Subject Site Address: 19653 Six Points Road

Petitioner: Sundown Commercial Group

Representative: Jim Shields, Andrew Miller

Request: Sundown Gardens, Inc. requests Development Plan, Site Plan and Primary Plat review for a proposed landscape operation on approximately 10 acres in the OI District.

Current Zoning: Open Industrial

Current Land Use: Vacant

Approximate Acreage: 10 acres

Exhibits: Exhibit 1 – Staff Report
Exhibit 2 – Aerial Location
Exhibit 3 – Site Plan
Exhibit 4 – Primary Plat
Exhibit 5 – Elevation Plan
Exhibit 6 – Construction Plans

Staff Reviewer: Andrew P. Murray

Procedural

- Technical Advisory Committee (the “TAC”) Meeting 09/18/2012
- Advisory Plan Commission (the “APC”) Notice Deadline 09/21/2012
 - Public notifications of the September 4, 2012 public hearing shall be provided in accordance with the APC Rules of Procedure.
- APC First Meeting (Public Hearing) 10/01/2012



- Development Plan Reviews require a public hearing.

Project Overview

Project Location

The subject property is approximately 10 acres located approximately a quarter mile north of the 193rd Street and Six Points Road intersection (the "Property"). The Property is currently zoned Open Industrial (OI) District.

Project Description

Sundown Gardens is a landscaping operation that provides services in grounds keeping, irrigation and landscape design. Sundown Gardens also includes a retail component for the sale of trees, shrubs and other landscape related items.

The Sundown Gardens proposal includes a 9,600 square feet, 2-story office building and a 6,000 square feet workshop to store equipment and materials. Twelve material bins and a debris staging area are proposed at the northeast corner of the Property. Nursery storage for trees and shrubs will be located at the southeast corner of the Property, adjacent to a future 5,000 square feet greenhouse.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location – Compliant
 - Any street related to the subdivision – Compliant
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
 - Title, Scale, North point and Date – Compliant
 - Land use adjacent to proposed subdivision
 - Staff is working with the petitioner to ensure compliance
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision – Compliant
 - Names and addresses of the owner, owners, land surveyor or land planner – Compliant
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such



- streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree-plantings and other pertinent data
- Staff is working with the petitioner to ensure compliance (8' asphalt path)
 - Easements – locations, widths and purposes
 - Staff is working with the petitioner to ensure compliance
 - Statement concerning the location and approximate size or capacity of utilities to be installed
 - Staff is working with the petitioner to ensure compliance.
 - Layout of lots, showing dimensions and numbers and square footage – Compliant
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes –Not applicable
 - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent
 - Staff is working with the petitioner to ensure compliance.
 - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - Staff is working with the petitioner to ensure compliance.
 - Building Setback Lines
 - Rear yard setback should be identified at 40'
 - Legend and Notes – Compliant
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – Compliant
 - Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
 - Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - Compliant
 - A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
 - Staff is working with the petitioner to ensure compliance.
 - If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
 - Staff is working with the petitioner to ensure compliance.
 - If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.



- Petitioner is working with the Hamilton County Surveyor's Office to ensure compliance.
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - Staff is working with the petitioner to ensure compliance.

Development Plan Review (WC 16.04.165, C)

1. Zoning District Standards

F. Open Industrial District (WC 16.04.060)

1. Permitted Uses – Compliant per 1006-VU-02
2. Special Exceptions – Not Applicable to this Petition
3. Minimum Tract Requirement – 3 acres - Compliant
4. Minimum Lot Frontage on Road – 70' - Compliant
6. Minimum Setback Lines
 - Front Yard (100') – Compliant
 - Side Yard (20') – Compliant
 - Rear Yard (40') – Staff is working with the petitioner to ensure compliance.
7. Maximum Building Height (60') – Staff is working with the petitioner to ensure compliance.
8. Minimum Ground Level Square Footage – None
9. Parking (WC 16.04.120) – Staff is working with the petitioner to ensure compliance.
10. Loading and Unloading Berths – Staff is working with the petitioner to ensure compliance.

2. Overlay District Standards

- S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition
- US 31 Overlay (WC 16.04.070) – Not Applicable to this Petition

3. Subdivision Control Ordinance – See section "Primary Plat Review"



4. Development Plan Review (WC 16.04.165)

D4a. Site Access and Site Circulation

1. Access Locations – Await comments from TAC agencies
2. Safe and Efficient movement to and from site – Await comments from TAC agencies
3. Safe and Efficient movement in and around site – Await comments from TAC agencies

D4b. Landscaping (WC 16.06.010) – Staff is working with the petitioner to ensure compliance

D4c. Lighting – Staff is working with the petitioner to ensure compliance.

D4d. Signs - Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D4e. Building Orientation – Staff is working with petitioner to ensure compliance.

D4f. Building Materials – Staff is working with the petitioner to ensure compliance.

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan identifies the property as “New Suburban Northwest”. This classification identifies agribusiness as a typical land use within this geographical area. .

6. Street and Highway Access – Awaiting comments from the Hamilton County Highway Department.

7. Street and Highway Capacity – Awaiting comments from the Hamilton County Highway Department.

8. Utility Capacity – Awaiting comments from the Hamilton County Health Department regarding well and septic field.

9. Traffic Circulation Compatibility – Awaiting comments from the Hamilton County Highway Department.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMITTEE MEETING

October 1, 2012
1210-DP-12 / 1210-SIT-08 / 1210-SPP-06
Exhibit 1

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.